

# Hill Street

Ashby-de-la-Zouch, LE65 2LS

John   
German









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**Offers in the region of £300,000**

**Gorgeous Grade II listed cottage, rich in local history and full of original features, charm and character. Extended to circa 1185 sq ft and sitting upon a mature garden plot around 0.16 acres. Fabulous, rare opportunity with potential to extend subject to consents. No upward chain.**



For the first time in over 40 years this wonderful home comes to the market, lying in one of Ashby's most sought after streets within an easy stroll of schools and the local thriving market town and its many amenities. The cottage is believed to be late 18<sup>th</sup> century or early 19<sup>th</sup> century. Originally, we understand it was two cottages, with one time even being used as a public house. Historic images show that there was once a thatched section to the property and three walls still stand in situ, adjacent to the kitchen demonstrating its existence and therefore offering excellent potential for reinstatement, subject to the necessary listing consents and permissions.

On the ground floor you will find a breakfast kitchen with stable door to the gardens and parquet flooring underfoot. The former beamed inglenook fireplace now makes a perfect space for a family breakfast table, base and wall mounted cabinets wrap around two sides of the room with inset Belfast cottage style sink with mixer tap and the room has sunny, dual aspect windows. An amazing original character latched door opens to reveal a walk-in pantry with open shelving.

Next is the dining room, another fabulous space with exposed ceiling beams and a featured cast iron range/fire sitting at the focal point. There is a front entrance door with flanking window and a latched door leading to a very useful beamed study/reading room with window overlooking the rear garden.

The sitting room is particularly lovely with its large, exposed beams and inglenook fireplace. This warming focal point has raised hearth, large beamed mantle over and a pretty cast iron Edinolia stove set within. Oak floor runs throughout the room and into a lobby area where stairs lead on upwards. Contemporary guest cloakroom can also be found here to the side of the stairs.

Lastly there is a large laundry/boiler room which has wall mounted gas fired central heating boiler, a Belfast style sink, open shelving and space for washing machine etc. There is a window to the side and door to the garden.

Climbing the stairs brings you to the first-floor corridor landing with latched doors leading off to the three double bedrooms. Exposed chimney breast featured to the principal and open grate fireplace to the second. The family bathroom is a generous sized room, comprising bath, WC, pedestal wash hand basin and towel radiator.

Outside, the property sits on a generous sized plot with mature trees, summer house, planted borders and lawned areas enjoy a good degree of privacy. A particular note as previously mentioned is a former thatched section to the house which would make an exciting opportunity to add back some of its former history and further enhance and increase the property's living space.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

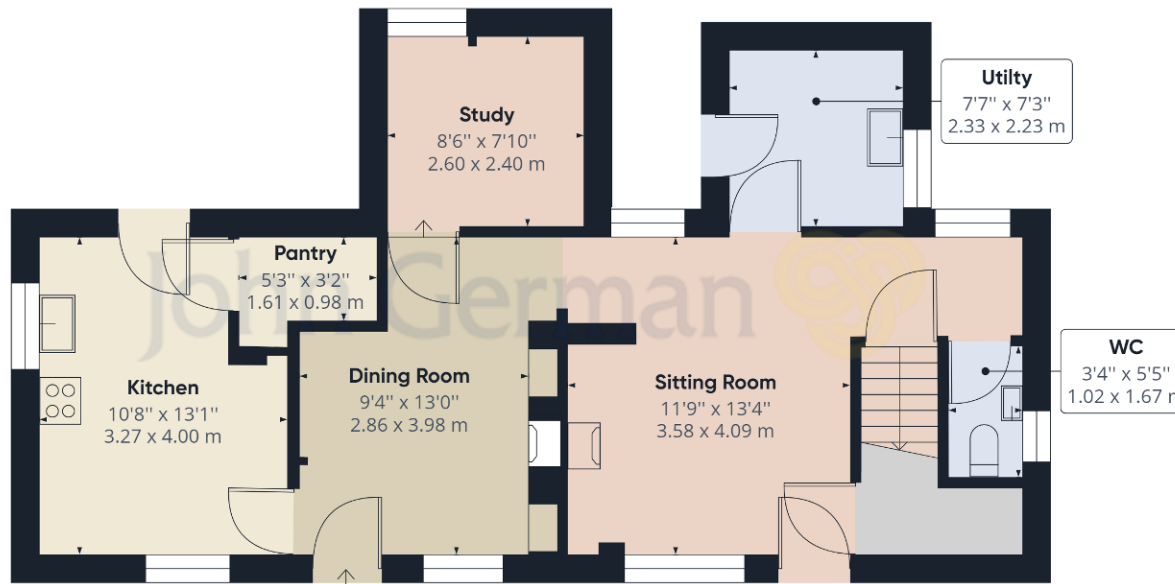
**Our Ref:** JGA/26092022 **Local Authority/Tax Band:** North West Leicestershire District Council/Tax Band E









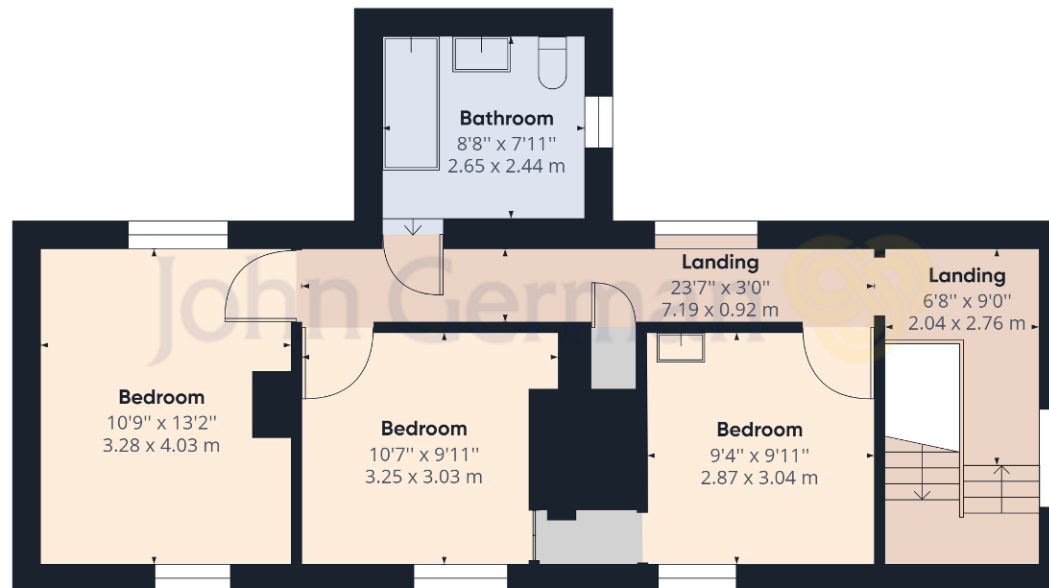


Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1185.70 ft<sup>2</sup>

110.16 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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